



Birchwood Road  
Alfreton





## Property Description

Situated on the outskirts of the town centre is this mid terraced property offered with no upward chain. The accommodation ideally suited for first time buyers and those looking for investment has reception hall with stairs off to first floor, ground floor cloakroom with two piece suite. The kitchen has wall and base units, lounge and separate dining room. To the first floor are three bedrooms and family bathroom with three piece suite. Externally the front of the property is approached via wrought iron gates and provides vehicle standing space and a patio area. The rear garden is laid to lawn.

## Ground Floor

### Entrance Hall

Having stairs off to first floor accommodation, radiator and cupboard providing storage space.

### Cloakroom

Two piece suite comprising of low flush W/C and wash hand basin. Complementary tiling to the walls and window to the rear.

### Kitchen

Fitted with a range of wall and base units having complementary work surfaces over incorporating a single drainer stainless steel sink unit. Plumbing for the automatic washing

machine, wall mounted gas heating boiler and window and door to the rear elevation. Complementary tiling to the floor.

## Dining Room

Window to the rear and radiator. Open plan to the;

## Lounge

Window to the rear, radiator and ceiling coving.

## First Floor

### Landing

Cupboard providing storage space and access to all rooms.

### Bedroom One

Window to the rear, radiator and an over stairs cupboard provides storage.

### Bedroom Two

Window to the front and radiator.

### Bedroom Three

Window to the rear and radiator.

## Shower Room

Three piece suite comprising of shower cubicle, pedestal wash hand basin and low flush W/C. Heated towel rail, window to the rear and complementary tiled walls.

## Outside

To the rear of the property the garden is laid to lawn. The front of the property has a paved patio and double wrought iron gated access provides vehicle standing space.

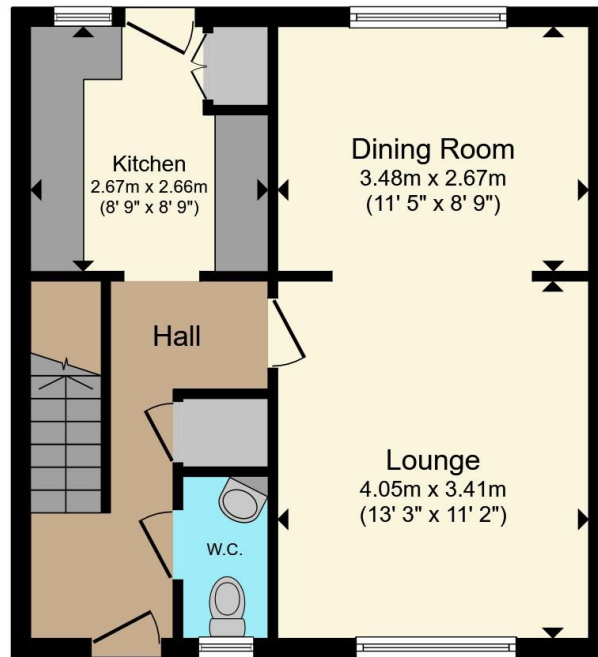




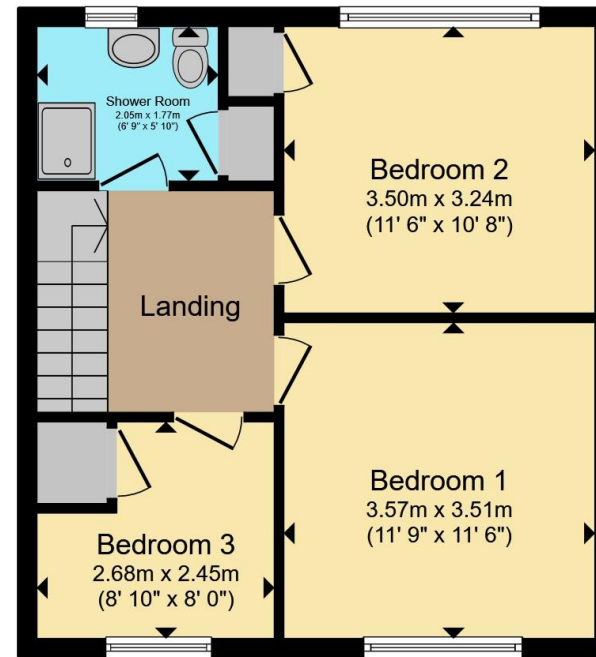








**Ground Floor**



**First Floor**

Total floor area 86.9 m<sup>2</sup> (936 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Hall & Benson on

**T 01773 521771**  
**E [alfreton@hallandbenson.co.uk](mailto:alfreton@hallandbenson.co.uk)**

22A High Street  
ALFRETON DE55 7BN

EPC Rating: Council Tax  
Awaited Band: A

**view this property online [hallandbenson.co.uk/Property/ALF103798](http://hallandbenson.co.uk/Property/ALF103798)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.hallandbenson.co.uk](http://www.hallandbenson.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: ALF103798 - 0004